

WEST PALM BEACH AUTO AUCTION, M.U.P.D.

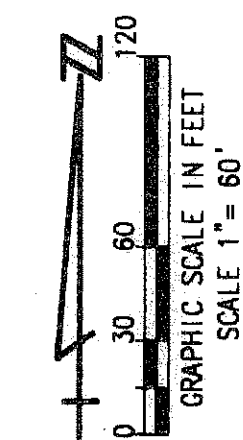
BEING A REPLAT OF ALL OF TRACTS 14, 15, 22 AND A PORTION OF TRACTS 9, 13, 16, 21 AND A PORTION OF THE 30 FOOT ROADWAYS, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF LOT 2 AND TRACT R-1, PALMS WEST INDUSTRIAL PARK, PLAT BOOK 71, PAGES 75 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JANUARY 2007 SHEET 4 OF 5

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD _____
THIS _____ DAY OF _____
AD, 2007 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____

SHARON R. BOCK, CLERK
By: _____, D.C.

CIRCUIT COURT SEAL

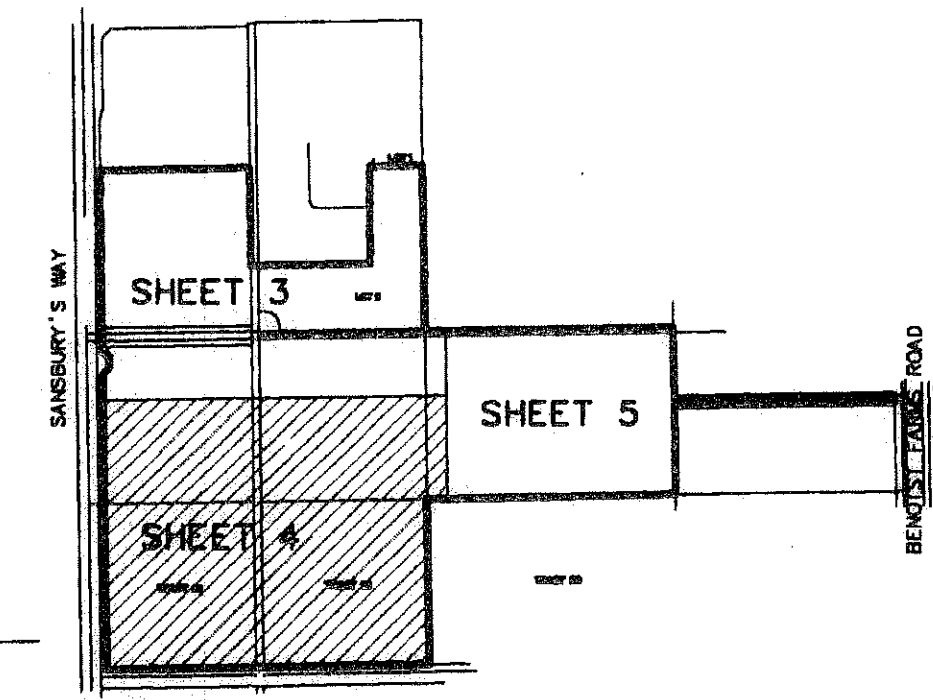


LEGEND

- DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB6865" SET
- △ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- LAE LIMITED ACCESS EASEMENT
- LBE LANDSCAPE BUFFER EASEMENT

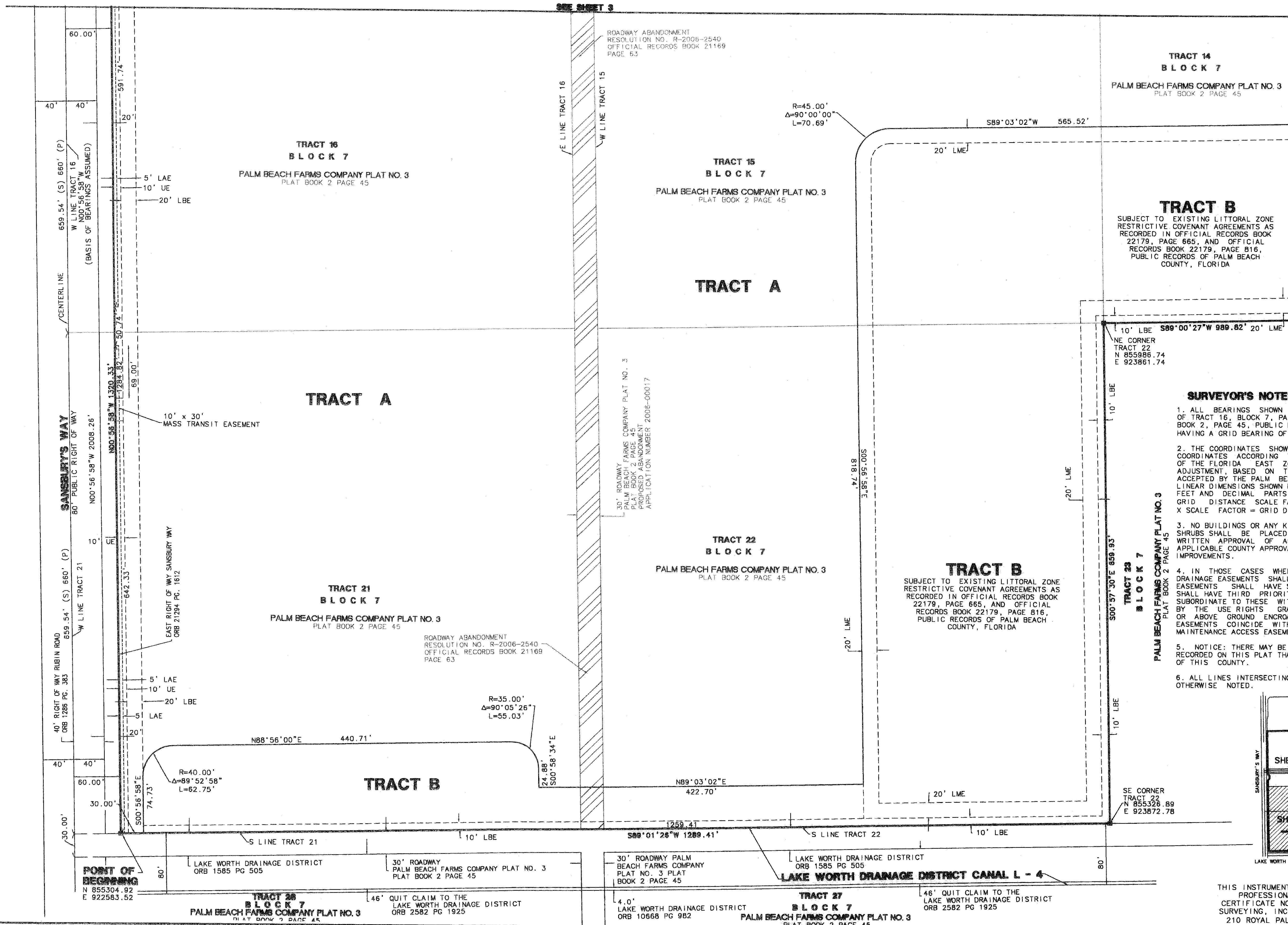
SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF TRACT 16, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 00°56'58" WEST.
2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.



SHEET KEY

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 004676 TIMOTHY M. SMITH LAND SURVEYING, INC. 11440 OKEECHOBEE BOULEVARD SUITE 210 ROYAL PALM BEACH, FL 33411 (561) 602-8160



POINT OF BEGINNING
N 855304.92
E 922583.52

LAKE WORTH DRAINAGE DISTRICT
ORB 1585 PG 505

30' ROADWAY
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

30' ROADWAY PALM
BEACH FARMS COMPANY
PLAT NO. 3 PLAT
BOOK 2 PAGE 45

LAKE WORTH DRAINAGE DISTRICT
ORB 1585 PG 505
LAKE WORTH DRAINAGE DISTRICT CANAL L - 4

TRACT 20
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

46' QUIT CLAIM TO THE
LAKE WORTH DRAINAGE DISTRICT
ORB 2582 PG 1925

4.0' LAKE WORTH DRAINAGE DISTRICT
ORB 10668 PG 982

TRACT 27
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

46' QUIT CLAIM TO THE
LAKE WORTH DRAINAGE DISTRICT
ORB 2582 PG 1925